

**UNIVERSITY OF LOUISIANA AT LAFAYETTE**  
**Lafayette, Louisiana**

**FILE NO. 09065**

**PROPOSAL FOR FURNISHING**

**ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SUPERVISION, PERMITS, ETC. NECESSARY FOR REPAIRS TO THE SECOND FLOOR OF THE CONFERENCE CENTER, LOCATED ON THE UL LAFAYETTE CAMPUS, LAFAYETTE, LOUISIANA**

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**NOTE: A pre-bid meeting will be held at 1:30 PM on June 8, 2010 at the Conference Center 2<sup>nd</sup> Floor elevator lobby, 110 Rex Street, Lafayette, LA, at which time details of the specifications will be discussed.**

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Proposals will be received up to **2:00PM on June 22, 2010** by the Purchasing Office, University of Louisiana at Lafayette, Lafayette, Louisiana. Proposals will not be received after this specified hour and date. At this time, the proposals will be publicly opened and read in the Purchasing Office, Room 123, Martin Hall, 104 University Circle, on the University Campus.

This is a *Competitive Sealed Bid*; bids SHALL be submitted in a sealed envelope. Complete details for submitting bid, etc. are contained in the attached INSTRUCTIONS TO BIDDERS.

Bid must be received by the due date and time in the Purchasing Office at the University of Louisiana at Lafayette, 104 University Circle, Martin Hall, Room 123, Lafayette, LA, 70503. Bid is to be in a **SEALED ENVELOPE with the BID NUMBER and DUE DATE ON THE OUTSIDE OF THE ENVELOPE.**

All inquiries regarding this request shall be directed to:

Mr. John Wales  
Facility Management  
UL Lafayette, Lafayette, LA  
(337) 482-2001

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TO: University of Louisiana at Lafayette  
Purchasing Office, Martin Hall Room 123  
104 University Circle  
P O Box 40197  
Lafayette LA 70504 0197  
Fax – 337-482-5059

**To Whom It May Concern:**

Attached is the completed proposal of the firm listed below. The undersigned certifies that he/she (or they) has/have carefully examined *the Instructions to Bidders, the General Conditions, and the Specifications* hereto attached and made part herein, and agrees to comply with the instructions, conditions, and specifications, as covered by the attached papers. On the basis of the specifications, the undersigned proposes to furnish any or all items listed in the schedule of items hereto attached, upon which prices are requested, and at the price stated for each item.

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Signature [By signing this bid, bidder certifies compliance with  
La. R.S. 38:2212(A)(1)(c) or RS 38:2212(0)]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Title

\_\_\_\_\_  
Telephone No. including area code

\_\_\_\_\_  
Date

\_\_\_\_\_  
Fax No. including area code

\_\_\_\_\_  
LOUISIANA CONTRACTOR'S NO.

## INSTRUCTIONS TO BIDDERS AND GENERAL CONDITIONS

1. **SUBMITTAL OF PROPOSALS:** The bidder must submit his/her proposal on the form herein provided. The proposal must be signed in ink with, with the blank space(s), filled in for each and every item. The bidder must state the UNIT price (written in ink or typewritten) for which he/she proposes to furnish each item and shall show the total amount for each item based on the quantities shown. Telephone and telegraphic quotations WILL NOT be accepted.

Each change or correction must be clearly marked and initialed by bidder. Failure to comply with these requirements may cause your bid to be disqualified.

The proposal shall be submitted in a sealed envelope with the due date and file no clearly written on the exterior. The envelope shall then be sealed and delivered to the Purchasing Office, University of Louisiana at Lafayette, Lafayette, Louisiana, before the time set for receiving proposals as entered on the front sheet hereof. Any envelope, any sample or package, etc. should refer to the File No. and Due Date.

Proposal received after the time set will be returned to the bidder unopened.

Proposal may be rejected for additions, conditions, or alternate bids, not called for, for incomplete bids, or for failure to comply with requirements set forth.

No bids may be withdrawn after opening date and hour shown on cover sheet and quoted prices shall be firm for a minimum of thirty (30) days unless otherwise specified by the University or the bidder.

2. **SPECIFICATIONS:** Wherever standard Louisiana specifications are specified in any quotation, all bidders must comply with these specifications. Specifications other than standard specifications are to be considered as setting a standard of quality suitable to permit competition and to coincide as far as possible with commercial standards of goods generally sold on the market.

Bidder must specify the brand and model number of the product offered in his/her bid. Bids not specifying brand and model number shall be considered as offering the exact product specified.

Bidder proposing an equivalent brand or model should submit with the bid information (such as illustrations, descriptive literature, technical data) sufficient for the University to evaluate quality, suitability, and compliance with the specifications of the bid. Failure to submit such information may cause bid to be rejected.

3. **BID OPENING:** Bidders may attend the bid opening, but no information or opinions concerning the ultimate contract award will be given at the bid opening or during the evaluation process. Bids may be examined seventy-two (72) hours after request is made. Information pertaining to completed files may be secured by visit the University Purchasing Office during normal working hours.

A complete record of all bids is kept on file in this office subject to the inspection of any citizen. Every courtesy will be afforded any citizen who is interested in investigating, for any purpose, the record(s) of University of Louisiana at Lafayette purchases.

4. **AWARD OF CONTRACT:** The award of all contracts will be made in conformity with the requirements of the State Statute. The contract shall be awarded with reasonable promptness by written notice to the lowest responsive and responsible bidder whose bid meets the requirements and criteria set forth in the proposals.

The University of Louisiana at Lafayette reserves the right to reject any and all bids.

**Page 2, Instructions to Bidders and General Conditions**

The University assumes the right to increase, reduce, or completely eliminate entire item or items from the quotation after an analysis of the bids. The University also reserves the right to award this proposal on an individual item basis, a combination of items basis, or as a total package to one (1) vendor, whichever is in the best interest of the University.

5. **TERMS:** Unless otherwise specified by the University in the proposal, bid prices must be complete, including transportation, prepaid by bidder to destination. Bids other than FOB destination may be rejected.

Notwithstanding bid response, terms of payment shall be at least "Net 30 Days". Discounts offered for payment in less than thirty (30) days WILL NOT be considered in making an award. On open-ended requirement contracts, discounts will be accepted, but WILL NOT be considered in making an award. Bids containing "payment in advance" or "COD" requirements may be rejected.

6. **EQUAL EMPLOYMENT:** Contractor agrees not to discriminate in its employment practices, and will render services under this contract without regard to race, color, religion, sex, national origin, veteran status, political affiliation, disabilities or because of an individual's sexual orientation.

7. **INSURANCE:** The contractor shall carry and maintain Workmen's Compensation and Public Liability and Property Damage Insurance in accordance with the statutes and laws of the State of Louisiana, and he/she shall furnish the Owner with satisfactory proof of carriage of the insurance required.

8. **DEBRIS, CLEANING UP, ETC:** The contractor as directed by the Owner during the progress of the work shall remove all resultant dirt and debris and shall properly dispose of same. Upon completion of the service, he/she shall remove all equipment, unused material and debris and shall leave the premises in a clean and first-class condition.

9. **ASBESTOS:** No new material or product may be installed on this project which contains ANY amount of asbestos material. This statement takes precedence over any other product or material specification within these bid documents.

10. **PAYMENTS:** When a contract is in place final payment on account of this agreement will not be made until the expiration of forty-five (45) days following recordation of a Certificate of Substantial Completion and Resolution of Acceptance in the Office of the Clerk of Court, as required by State Statutes, and after such period said final payment will be made upon receipt by the Owner of a certificate from the Office of the Clerk of Court to the effect that no labor or material liens have been filed against the work.

11. **CANCELLATION OF CONTRACT:** The University has the right to cancel any contract, in accordance with Purchasing Rules and Regulations, for cause, including but not limited to the following: (1) Failure to deliver within the time specified in the contract; (2) Failure of the product or service to meet specifications, conform to sample quality or to be delivered in good condition; (3) Misrepresentation by the Contractor; (4) Fraud, collusion, conspiracy or other unlawful means of obtaining any contract with the state; (5) Conflict of contract provisions with constitutional or statutory provisions of state or federal law; (6) Any other breach of contract.

12. **SIGNATURE AUTHORITY:** In accordance with L.R.S.38:2212 (A)(1)(C) or 38:2212(O), the person signing the bid must be:

- A. A current corporate officer, partnership member or other individual specifically authorized to submit a bid as reflected in the appropriate records on file with the Secretary of State; or
- B. An individual authorized to bind the vendor as reflected by an accompanying corporate resolution, certificate or affidavit.

By signing the bid, the bidder certifies compliance with the above.

**FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SUPERVISION, PERMITS, ETC. NECESSARY FOR REPAIRS TO THE SECOND FLOOR OF THE CONFERENCE CENTER, 110 REX STREET, LOCATED ON THE UNIVERSITY OF LOUISIANA AT LAFAYETTE CAMPUS, LAFAYETTE, LOUISIANA, AS SHOWN ON THESE SPECIFICATIONS.....**

**SCOPE OF WORK**

- 1) The purpose of this project is to perform general construction at the second floor rooms and bathrooms.
- 2) The work shall include some minor demolition and related construction.
- 3) The majority of the work is in the 44 (approximately) bathrooms where the showers are to be enlarged in one direction, completely refinished in preparation for ceramic tile (NIC) and with new ceramic tile floors in the showers and bathrooms (NIC), reusing existing drains (refurbished) and with new fixtures installed. The showers shall receive new ceramic tile throughout and the bathroom floors shall receive a new mortar bed and ceramic tile (NIC). New wood vanities (all plywood and hardwood, no particle or mdf board) shall be installed having cultured marble vanity tops with molded lavatories (match those on the third and fourth floor). New wood vanities shall span the entire width of the space available (space may vary from room to room). New plumbing fixtures , toilets, toilet valves, and wax seals, vanity sink supply piping, shower valve supply piping, shower head supply piping and all associated drainage piping shall be furnished and installed under another contract (NIC). Electrical work (NIC). HVAC (NIC).
- 4) Existing mirrors, soap dishes, etc shall be removed under this contract. New mirrors shall be installed under a separate Part of this bid.
- 5) Existing shower drains shall remain and should be protected to prevent them from being damaged.
- 6) New laminated doors shall be installed in new hollow metal frames at existing bathroom door locations in new partitions.
- 7) New laminated doors shall be installed in all existing door frames throughout the second floor except at stairwells where existing doors shall remain.
- 8) This project shall be divided into a base bid and alternates solely for budgetary reasons.

**DUE TO THE IMPORTANCE OF THE SCHEDULE, LIQUIDATED DAMAGES IN THE AMOUNT OF ONE HUNDRED FIFTY DOLLARS (\$150.00) PER DAY WILL BE ASSESSED FOR EVERY CALENDAR DAY THAT THIS PROJECT IS NOT COMPLETE BEYOND ONE HUNDRED NINETY (190) CALENDAR DAYS OF THE NOTICE TO PROCEED.**

Each bidder MUST accompany his/her proposal with a bid security for five percent (5%) of the total maximum amount of his/her bid. The bid security shall be drawn in favor of the University of Louisiana at Lafayette and SHALL be in the form of a Bid Bond (Insurance Company), Bank Money Order, Certified Check or Cashier's Check. It shall become the property of the Owner in the event the contract and any performance bond are not executed within the time set forth. Bid bond shall be written by a surety or insurance company currently on the US Department of the Treasury Financial Management Service List of Approved Bonding Companies which is published annually in the Federal Register, or by a Louisiana domiciled insurance company with at least an "A-" Rating in the latest printing of the AM Best's Key Rating Guide to write individual bonds up to ten percent (10%) of policyholders' surplus as shown in the AM Best's Key Rating Guide.

Successful bidder WILL BE required to execute and deliver within ten (10) days of notification, a satisfactory performance bond and payment bond in the amount of one hundred percent (100%) of the contract price. Performance Bond, with Power of Attorney, shall be secured by a surety or insurance company currently on the

US Department of the Treasury Financial Management Service List of Approved Bonding Companies, and in accordance with restrictions set by them or by an insurance company that is either domiciled in Louisiana or owned by Louisiana residents and is licensed to write surety bonds. In addition, any surety bond written for a public works project shall be written by a surety or insurance company that is currently licensed to do business in the State of Louisiana. Also, to be provided at the same time is a Labor and Materials payment Bond in an amount equal to one hundred percent (100%) of the contract amount.

Contractors or contracting firms submitting bids in the amount of \$50,000.00 or more shall certify that they are licensed contractors under Chapter 24 of Title 37 of the Louisiana Revised Statutes 1950 and show their license number on the front of the sealed envelope in which their bid is enclosed. Bids shall be accepted from Contractors who are licensed under L.A. R.S. 37:2150-2163 in a classification such as: **BUILDING CONSTRUCTION**. Bids in the amount of \$50,000.00 or more, not submitted in accordance with this requirement, shall be rejected and shall not be read. Additional information relative to licensing may be obtained from the Louisiana State Licensing Board for Contractors, Baton Rouge, Louisiana.

In making this bid, each bidder represents that: They have read and understand the bid documents and the bid is made in accordance herewith, and the bid is based upon the specifications described in the bid documents without exception.

It is the responsibility of the prospective bidder to visit and examine jobsite, take measurements to his/her own satisfaction and determine conditions under which work is to be done. Owner will not accept responsibility for conditions which careful examination of premises would have shown existed.

To visit jobsite and for further information, prospective bidder is to contact Mr. John Wales, 337-482-2001.

A pre-bid meeting will be held at 1:30PM on June 8, 2010 at the project site, Conference Center 2<sup>nd</sup> Floor elevator lobby, Lafayette, LA, at which time details of plans and specifications will be discussed.

### **GENERAL SPECIFICATIONS**

#### **GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION**

This contract shall be governed by AIA Document A201 - General Conditions of the Contract for Construction, Fourteenth Edition, 1987. Contractors may review an original document on file in the UL Lafayette Physical Plant Office, or may write the American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20006, to purchase an original A201 Document.

#### **GENERAL REQUIREMENTS**

The Contractor shall furnish and install all labor and material necessary to provide and install the complete portion of this contract, including all materials and equipment as shown on the plans. It is the intention of these specifications that all systems be furnished complete with whatever necessary items are required to produce a satisfactory installation in a working order. The Contractor shall be responsible for bringing to the attention of the Owner any shortcomings of the design, or thereby, shall be responsible in full to meet the conditions set forth, that being, the system is to be in a satisfactory working order.

All material shall be installed in accordance with the instructions of the manufacturers. The work shall be done in strict compliance with state and local ordinances governing this class of work. The prospective bidder shall visit the job site and become familiar with all existing conditions found at the site. The Contractor shall become acquainted with all existing factors and conditions which affect the work. Failure to do so shall not relieve meeting the responsibility to install the work correctly.

The Contractor shall protect the entire installation from injury on the project until final acceptance. Failure to do so shall be sufficient cause for the Agent to reject any work.

### **DEFINITIONS**

Agent - The University's representative in the Facility Management who is referred to throughout these documents as singular in number.

Contractor - The person who contracts with UL Lafayette to perform the work as called for on these documents who is referred to as singular in number.

Owner - The University of Louisiana at Lafayette (UL Lafayette)

### **CONSTRUCTION FORCE**

The Contractor shall provide and maintain in full operation at all times during the performance of the contract a sufficient work crew to execute the work with dispatch. The Contractor shall provide a full time superintendent who shall be on the job during all working periods.

The Contractor shall be responsible for maintenance and repair of all equipment installed by him which fails due to substandard workmanship.

### **APPROVALS FOR CHANGE**

At no time shall the Contractor deviate from the intent of the drawings or these specifications unless these deviations are approved in writing by the Agent.

### **FAMILIARITY WITH CONDITIONS**

Prior to the submission of the bid proposal, the Prospective Bidder shall make and shall be deemed to have made a careful examination of the project site, the plans, and specifications. The Prospective Bidder shall become informed as to the location and nature of the proposed construction, the kind and character of terrain to be encountered, the kind of facilities required before and during the construction of the project, general local conditions and all other matters that may affect the cost and the time of completion of the project.

### **CODES AND PERMITS**

Said work shall comply with all local codes and ordinances.

### **DEQ NOTIFICATION**

The Contractor shall be responsible for the proper notification of the Department of Environmental Quality whenever demolition work is to be performed. Copies of the DEQ Notification Form AAC-2 and any additional correspondence with DEQ shall be copied to the University.

**STANDARDS**

All materials furnished under this contract shall be designed, constructed and rated in accordance with the latest applicable standards, and shall pass tests as recommended therein.

**WORKMANSHIP AND MATERIALS**

The workmanship shall conform to the best accepted construction practice. Should it become evident that during the course of construction that the items indicated on the plans, are for any reason undesirable, the Contractor shall immediately bring the situation to the attention of the Agent for a decision. The Contractor shall be responsible for installing the proper materials as described by the drawings and specifications.

All materials furnished for this project shall be new, undamaged, and bear the label of the Underwriters' Laboratories, Inc. Deliver materials in manufacturer's original package and store on skids so that the materials are off the ground, and so that product labels are exposed for easy inspection.

The Bidder shall base the proposal on materials herein specified. Reference to specific manufacturers or trade names is not intended to limit or indicate preference to specific manufacturers, but to indicate a standard of quality. Written approval from the Agent is required on all substitutions prior to installations.

**GUARANTEE**

The Contractor shall guarantee new materials and workmanship for a minimum of one (1) full year after formal acceptance of the project. The Contractor will replace defective material and repair all workmanship defects promptly, and absorb all costs.

This provision shall not override any other warranties that are specified herein.

**PRIOR APPROVALS**

The Contractor is required to install the exact materials specified in these documents, unless prior approval is given from the Facility Management office. Contractors requesting prior approval on an item must submit product information for evaluation to the Facility Management office at least seven (7) working days prior to the bid opening. Products submitted less than seven (7) working days prior to the bid opening will not be considered for prior approval.

**SUBMITTALS**

The Contractor shall submit samples of the materials called for in the section titled "Detailed Specifications". The Agent's approval of samples shall not relieve the Contractor from the responsibility of incorrectly figured dimensions or any other errors that may be contained in these drawings. The omission from the samples, or specifications, even though approved by the Agent, shall not relieve the Contractor from furnishing and erecting same.

The contractor shall be responsible to meet specifications, and the intent of the specifications. Deviation from the specifications in any form, whether reviewed by the Agent in the shop drawings or not, shall imply the Contractor is intending to present a substitution to the materials specified. The Contractor shall give specific written notice of each variation that the shop drawings may have from the requirements of the specifications, and, in addition, shall cause a specific notation (in a very clear manner) to be made on each shop drawing for review of each variation.

**CAMPUS SAFETY POLICY**

Contractor shall adhere to the campus safety policy. Information regarding campus safety can be found on the UL Lafayette website at: <http://www.louisiana.edu/ehs>

**LOUISIANA ONE CALL**

UL Lafayette is a member in the Louisiana One Call system. At least 72 hours before digging anywhere on UL Lafayette property the contractor **must** call 1-800-272-3020 to verify the location of utilities.

**EXISTING LANDSCAPING**

Contractor is liable for any damages caused to the existing landscaping. All landscaping must be protected from root compaction and other physical damage. Contractor **must** provide three foot high orange construction fencing around the drip line of all trees within the construction site.

**ASBESTOS**

The contractor **will not** be required to interface with any asbestos containing material (ACM) during this project. The State of Louisiana has conducted an asbestos survey of all buildings on the UL Lafayette campus. The results of the survey are compiled in management plans for each building. The management plans were assembled according to the requirements set forth in the Department of Environmental Quality Required Elements Index. These plans are available for review to anyone interested in the results. The plans are kept on file in the Reserve Reading Room of Edith Garland Dupre' Library.

**COORDINATION OF WORK**

The Contractor shall inform the Agent each day of his work location before proceeding to work, and each time the Contractor moves into a different area.

**PAYMENT**

The Contractor may invoice the Owner for work performed on a monthly basis. The work performed shall meet the approval of UL Lafayette. UL Lafayette shall process payment after verification of the invoice.

On projects where a performance bond is specified, the University will withhold ten percent (10%) retainage from all payments for completed work. The retainage will be released to the contractor according to the procedures set forth in the "INSTRUCTIONS TO BIDDERS AND GENERAL CONDITIONS", section 10.

**FINAL PAYMENT WILL NOT BE ISSUED UNTIL ALL UNIVERSITY KEYS HAVE BEEN RETURNED TO THE FACILITY MANAGEMENT OFFICE.**

**CLEAN-UP**

The Contractor is responsible for the clean-up and disposal of all trash and construction debris relating to this project. University dumpsters shall **not** be used for the disposal of debris. Should the Contractor dispose of any debris into University facilities, the cost of removal will be deducted from the University's final payment under this contract.



**INSURANCE**

The Contractor shall carry and maintain Workmen's Compensation and Public Liability and Property Damage Insurance in accordance with the statutes and laws of the State of Louisiana, and he/she shall furnish the Owner with satisfactory proof of carriage of the insurance required.

For bids over \$50,000.00, Builder's Risk Insurance is required. Prior to initiating the work, the contractor must provide a Certificate of Insurance, including coverage for Builder's Risk, to the University department coordinating the work. Specific information regarding Builder's Risk Insurance can be obtained at [www.physicalplant.louisiana.edu/documents](http://www.physicalplant.louisiana.edu/documents) or by calling (337) 482-5357.

**INDEMNIFICATION**

The Contractor will indemnify and hold harmless the Owner and all of their agents and employees from and against all claims, damages, losses, and expenses including attorney's fees arising out of or resulting from operations under the Contract Documents by the Contractor, and subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, which are caused in whole or in part by any error, omission, or act of any of them. If any and all claims against the Owner or any of their agents or employees by any employee of the Contractor, subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation of the Contractor under this article shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's Compensation laws.

**DETAILED SPECIFICATIONS**

**NOTE TO BIDDERS**

**Work to encapsulate the asbestos containing flame retardant above the ceiling line shall be completed before this work can begin. The material used to encapsulate is green. The areas containing asbestos should not be disturbed during the execution of this contract.**

**The work has been broken into parts for budgetary reasons.**

**SPECIAL NOTES TO BIDDERS**

**Contractor shall be responsible for the cost of repairs or replacement of piping, fixtures, flanges etc due to damages caused during the course of construction work.**

**SCREW TYPE DRAIN PLUGS HAVE BEEN INSTALLED IN ALL TOILET AND SHOWER DRAINS AND IN VANITY DRAINS. CONTRACTOR SHALL ENSURE THAT THEY REMAIN IN PLACE THROUGHOUT THE COURSE OF THE CONSTRUCTION AND SHALL NOT BE REMOVED FOR ANY REASON BY THIS CONTRACTOR. AFTER CONSTRUCTION IS COMPLETE THE UNIVERSITY MAY CHOOSE TO RUN CAMERAS IN THE DRAIN LINES OF THE SECOND FLOOR TO CHECK FOR CONSTRUCTION RELATED DEBRIS. IF DEBRIS IS FOUND IN DRAIN LINES THE COST OF THE CAMERA WORK AND THE COST OF REPAIRS TO REMOVE THE DEBRIS WILL BE PASSED ON TO THE CONTRACTOR.**

Contractor and his/her employees are not to tamper with air conditioning supply units. If any air conditioning supply unit is tampered with, propped open, parts removed, etc, the general contractor shall be charged \$200.00 per incident, even if no damage was done to the unit.

**EXPLANATION OF BASE BID AND ALTERNATES**

**BASE BID General construction...**

Work required in Base Bid includes all work described below (excluding one add alternate for painting) for the entire second floor.

**NO ALTERNATES SHALL BE ACCEPTED WITHOUT APPROVAL OF THE BASE BID. LOW BIDDER SHALL BE DETERMINED BY THE LOWEST SUM OF THE COMBINATION OF THE BASE BID AND ALL ALTERNATES.**

**ADD ALTERNATE 1 Painting...**

Work required in Alternate 1 includes all work described below (price shall be excluding the base bid and other alternates) for the entire second floor.

**Coordination**

Work **shall include all coordination** with painting, plumbing, electrical and all other contractors contracted with the University to allow for their work to proceed without obstruction and to be included in the new walls, ceilings (NIC), vanities, etc . Failure to coordinate with these and other contractors other contractors may cause this contractor to have to remove wall coverings or other construction to allow for their work to be performed at no additional cost to the University.

Water supply to fixtures shall be turned off prior to this project beginning. Contractor should upon beginning this project walk through the building and report to the University Facility Management representative any leaks, drips or other questionable items left in the wake of the abatement and demolition project. After this walk through any leaks will be considered as being caused by this contractor. Such leaks can cause damage to the finishes in rooms and areas below for which the General Contractor shall be responsible to pay.

**Plumbing** installation shall be **by others** but will impact this contractor in the installation of new stud walls, plumbing rough-in, vanities, etc, and **shall be coordinated by this contractor**.

**Electrical** work **by others shall be coordinated by this contractor**. Electricians may need to relocate existing junction boxes to above the new ceiling location and provide drops to new light fixtures in rooms and above the shower and in the bathrooms above the vanities.

Relocation of receptacles, junction boxes, etc and associated piping which will be in the way of construction will need to be coordinated by this contractor with the Electrical Contractor (NIC).

**BASE BID**

**General**

Demolition shall include...

General contractor shall be responsible for removal of whatever material is necessary for installation of new metal stud or treated wood partitions.

General contractor shall be responsible for anything that prevents the proper execution of all work included in the Base Bid shall be removed.

General contractor shall be responsible for removal of mirrors above the sink, towel bars, soap dishes, etc (most if not all of these were removed during previous demolition).

General contractor shall be responsible for removal of ceramic tile from the back wall of the old shower area to leave the wall surface clean and smooth enough for application of dens shield wall panels.

Contractor shall perform all work necessary to remove all existing doors and hinges in rooms, bathrooms, hallways, store rooms, closets, etc throughout the second floor. Contractor should not remove stairway doors. The University shall have the option of keeping the doors, hardware and hinges. If so the contractor shall place those materials in a storage area in the basement parking level. If the owner decides to keep the hardware from the doors it will be removed by the University.

Contractor shall remove any nails, screws, headboards, or other attachments to the walls that are not intended to remain in preparation for the painting contractor who shall patch holes and blemishes in the wall surfaces.

**Renovation**

The majority of the work is in the 44 (there are 46 total bathrooms) bathrooms where new partitions are to be installed and the showers enlarged in one direction, completely refinished in preparation for ceramic tile (NIC) and for new ceramic tile floors in the showers and bathrooms (NIC), reusing existing drains (refurbished) and with new fixtures installed. The showers shall receive new ceramic tile throughout and the bathroom floors shall receive a new mortar bed and ceramic tile (NIC). New wood vanities (all plywood and hardwood, no particle or mdf board) shall be installed having cultured marble vanity tops with molded lavatories (match those on the third and fourth floor). New wood vanities shall span the entire width of the space available (space may vary from room to room). New plumbing fixtures , toilets, toilet valves, and wax seals, vanity sink supply piping, shower valve supply piping, shower head supply piping and all associated drainage piping shall be furnished and installed under another contract (NIC). Electrical work to install new lighting and re-route existing electrical (NIC). HVAC (NIC).

Bathroom renovation shall include...

- A. New walls and ceiling construction at shower, to include wood or metal wall studs, and ceiling framing at 12" on center, water resistant drywall on the bathroom and bedroom side of the new walls and ½" Dens Shield Tile Guard on the shower sides of the walls and ceiling. Painting and drywall finishing on the room side shall not be included in this contract.
- B. Work with Plumbing Contractor (hired under a separate University contract) to coordinate all of the construction and plumbing work.
- C. Furnish and install new birch, veneer plywood vanities complete with doors and one removable shelf.
- D. Apply drywall at hall wall behind vanity. Maintain maximum possible ceiling height throughout the bathroom.

- E. Cultured marble counter tops shall include two 18" integral molded sinks prepared for drains and overflow prevention. Counter tops shall be a minimum of 3/4" in thickness and formed to create a turned down front edge with a face height of 1 1/2". Contractor shall include cultured marble splash pieces at the back and sides of the counter tops. The contractor shall install color coordinated, paintable, sealant to provide a neat appearance at all corners, seams and transitions to different construction materials. Contractor must not apply sealant which is not compatible with latex or oil based paints at transitions from tile to surfaces to receive paint (painting not in this contract).
- G. Contractor shall patch holes in the bathroom and hall walls where duct work and grilles once were.

**General Information**

Any necessary utility outages shall be coordinated with the University and shall be requested in writing at approved times considered to be most beneficial to the University.

Building water supply may need to be turned off for short periods of time. Outages must be limited and shall be requested in writing for University approval no less than two weeks in advance.

Limited parking for Contractors and their crews shall be provided in the parking lot across Smith Street with additional parking about one and one half blocks away. Basement parking shall be for deliveries only and not for extended parking.

The contractor shall not allow his employees or the employees of sub contractors to play radios loudly enough to be heard by residents in the rooms directly below (third floor). Contractors shall warn employees about their conduct with and around students and building residents.

Whistling, cursing, leering, comments or other activity that makes students feel uncomfortable or unsafe could cause any employee to be banned from the campus and not allowed to work on this or future projects.

**DEMOLITION**

The Contractor shall be responsible for removing all trash, debris and construction waste etc. resulting from the performance of the required work by removing it from the work site and disposing of it properly.

Demolition shall be conducted between the hours of 8:00AM and 7:00PM.

If elevators are used for debris removal then the contractor shall be restricted in using the elevators for that purpose to the hours between 11:00 PM and 7:00 AM. The contractor shall be considerate of tenants residing in the building and should be as quiet as possible during those hours. The contractor may request an alternate schedule for debris removal and heavy elevator use.

The contractor has the option to use an approved trash chute for debris removal provided that he removes the necessary window screening for the installation of the chute and properly reinstalls it upon completion of his work. An acceptable chute shall be one which is closed on all sides (such as a pipe or tube) to contain the debris and deliver it safely to a truck or container for removal from the site.

Placement of construction debris containers shall be restricted to specific areas. Contractors should not assume that an area is acceptable and must discuss any such locations with a University representative prior to using a site in the formulation of his bid.

The Contractor shall perform all demolition as indicated in notes, specifications and drawings as well as that which is not indicated but deemed necessary by the Contractor to remove existing structures, fixtures, speakers, finishes, headboards, wall coverings, doors, hardware, various other systems and materials etc to allow for the proper completion of the required repair and renovation work.

Demolition shall include but is not limited to the removal of selected walls, wall coverings, room doors, wall tile, toilet partitions, shower doors, door hardware, mirrors, light fixtures, wainscot and trim, transfer grilles (in rooms and hall), etc, etc.

The University shall have the option of keeping any materials to be removed if requested prior to contractor beginning work. The Contractor shall meet with a representative of the University Representative to determine what if anything they wish to keep. The Contractor shall place such items in a designated room at the basement level for the University to remove at it's convenience.

### **BUILDING ACCESS**

The first, third and fourth floor of this building will be occupied for the duration of this project. The Contractor shall keep all entrances and exits both to the building and the parking lot open for pedestrian and vehicular traffic for the duration of the project. If it becomes necessary to close off an area for any period of time it shall be requested in advance with the University.

Contractor's equipment and trash dumpsters must be placed in a way that does not obstruct entrances, walks, drives, etc and may be located in the front or rear of the building or across Rex or Smith street or in a University parking lot (Contractor must verify what is University property prior to beginning this project to avoid conflicts with neighbors). Illegal use of Handicap Parking spaces may result in fines or other legal action.

### **CARPENTRY**

All carpentry work shall be as indicated in plans and specifications or approved shop drawings. All work shall be constructed and installed square, plumb, level and true to a line. All work shall be performed using the latest and best proven practices of the trade.

### **FRAMING**

Metal stud framing shall be Manufacturer's standard C-shaped galvanized 26 ga. steel, studs, 3 ½" deep at 12" on center with a top and bottom track and shall be anchored with corrosion resistant screws to the top and bottom tracks at the flanges on both sides .

Galvanized steel track (minimum base -metal thickness 0.0538inch) shall have a one inch flange both sides and shall be anchored with expansion anchors to the floor and mechanical fasteners at the top and braced to the structure over head.

Contractor has the option to use treated wood 2" x 4" stud framing with top and bottom treated wood plates in lieu of metal stud framing. Studs shall be placed at 12" on center and shall be attached to a treated wood top and bottom plate, which shall be anchored with corrosion resistant screws to the metal deck or steel structural members at the top and to the concrete deck at the bottom.

All wall and shower ceiling framing shall be 26 ga. galvanized metal at no more than 12" on center. The shower-side of new wall and ceiling shall receive 1/2" Dens Shield Tile Guard board and the bedroom side of the new shower wall shall receive 1/2" green board.

Contractor shall be responsible for furnishing and installing treated wood blocking in new stud walls for anchoring plumbing, accessories, grab bars and hardware.

Contractor shall be required to fur-out the walls on either side of the lavatories to cover plumbing if that proves to be necessary.

Treated wood blocking shall be provided as necessary for plumbing, shower accessories and other attachments. Contractor shall consult with ceramic tile installer and plumbing contractor for his requirements prior to wall construction.

New partitions shall be firmly attached and braced solidly.

Contractor shall remove existing transition grilles from bathrooms to halls and the openings shall be closed off with drywall and finished on both sides.

Room ceiling heights shall be determined by the existing overhead A/C unit which is to remain.

Bathroom ceilings shall be kept at the maximum height possible. Shower ceilings may be lower.

### **DRYWALL**

All walls forming the interior of the bathroom space shall receive moisture resistant drywall.

All drywall used outside of showers shall be moisture resistant type 1/2" drywall. Drywall shall be installed in the largest pieces possible and using small pieces should be avoided.

Fasteners shall be 1-1/4" drywall screws, spaced at no more than 12" apart except at all edges, including tops and bottoms where screws shall be spaced at no greater than 8" apart.

Screws shall not damage the paper face of the drywall but shall be "set" below the plane of the face of the dry wall to allow for drywall compound to cover the head of each screw.

Outside corners shall be neatly formed to make taping easy. Should any outside corner be installed poorly or improperly the University may require it to be replaced.

### **SHOWER WALLS**

Shower ceilings, walls, curbs and jambs shall receive 1/2" Dens Shield Tile Guard. Installed as per manufacturer's recommendations for the type of location and application.

Contractor shall use the largest pieces possible and shall cut each piece to fit tightly against abutting pieces and at corners.

Fasteners shall be 1-1/4" corrosion resistant drywall screws or as recommended by the Dry Wall manufacturer.

## DOORS AND FRAMES

Bathrooms shall receive new doors and frames to be located in the same area as the old (existing) doors.

## SHOP DRAWINGS

Contractor shall furnish submittals for all doors, hardware, mirrors, etc prior to ordering any materials. The owner shall review submittals and respond within one week.

## DOORS

**All existing doors (where doors previously existed) on the second floor shall be replaced under this contract** with the exception of stairwell doors which are new. Existing room doors are to be removed and properly disposed of. The University shall have the option of keeping these doors and hardware for use elsewhere on campus.

The contractor shall furnish new room doors sized and prep-ed to fit the existing metal frames.

The contractor shall furnish new bathroom doors sized and prep-ed to fit the new hollow metal frames.

Stairway doors shall not be included in this contract.

Contractor shall furnish shop drawings for new hollow metal frames.

Contractor shall furnish and install new hollow metal bathroom door frames. It shall be the contractors option to use either Curries, C series, drywall, knock down frames or Curries M series welded type hollow metal frames. New hollow metal frames shall be for 4-1/2" wall thickness (VOJ) and all frames shall be galvanized and factory primed.

Contractor shall furnish shop drawings for doors indicating undercut for each (or all) of the doors.

New doors shall be Marshfield Signature Series particle-board core, decorative laminate faced (Formica 6929-NT Mahogany Woodcut, Naturelle Finish or equal by Wilsonart) doors (or approved equal) sized to match the existing door and frame in thickness, width, height (**include undercut**), hinge locations, latch locations, etc . And fire rating (where existing doors are rated).

**Room to hall doors shall be undercut to allow for return air. The amount of undercut will be determined by the University and indicated in shop drawings.**

Contractor shall install mechanical closers on all room to hall doors.

## DOOR HARDWARE

Provide products by manufacturers for various products listed below. Except as otherwise indicated, products of equivalent quality, design, and function by other listed manufacturers may be used, subject to prior approval submittals in accordance with these specifications.

Hinges - Hager, McKinney, and Stanley

Locks - Yale, Schlage, and Corbin & Russwin Must accept BEST seven pin cylinders.

BEST cylinders and cores shall be furnished by owner and installed by contractor.

Exit / Panic Devices - Von Duprin No exception)  
Overhead Closers - Dorma or equal designed and constructed for exterior use.  
Door Stripping and Seals - Hager, National Guard, Pemko, Reese, and Zero  
Thresholds - Hager, National Guard, Pemko, Reese, and Zero  
Stops and Bolts - Tremco, Ives, Glynn - Johnson, and Hager  
Holders - Great Lakes, Tremco, and Hager  
Follow hardware manufacturers recommendations and instructions.

Mount at heights to match existing frame mortises.

Test and adjust all hardware at the completion of the project and re-adjust to meet the following schedule:  
No less than Thirty (30) or more than Ninety (90) days after completion of the project.

Contractor **must** be accompanied by a representative of the UL Lafayette Physical Plant at the time of these adjustments.

Door width, swing and location shall be as required to work with existing frames.

#### **FINISH HARDWARE**

Metal frames shall receive machine screws into drilled and tapped holes.

Fire rated doors shall receive #12 x 1-1/4", threaded-to-the-head steel wood screws.

Finish screw heads to match surface of hinges.

#### **LOCK CYLINDERS AND KEYING**

Locks and cylinders shall be compatible with BEST Lock Systems, figure 8, 7 pin, interchangeable, cores.

Contractor shall furnish cylindrical locks and owner shall furnish and install combined cores. Cylindrical locks shall be BEST, Corbin Russwin, (or approved equal) Contractor shall verify lock set strike package will fit existing frame mortises.

If construction cores are requested by the contractor and deemed necessary by the University, the University shall furnish and install up to 6 construction cylinders and cores with keys.

Strikes shall be compatible with existing frame mortise and shall be manufacturer's standard wrought box strike for each latch or lock bolt, with curved lip extended to protect frame, finished to match hardware set.

#### **INSTALLATION**

Mount all hardware units at heights indicated in "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames" by the Hardware Institute, and NWWDA Industry Standard I.S.1.7, "Hardware Locations for Wood Flush Doors," except as required to comply with existing frame mortises.

Set units level, plumb and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.



Adjust and check each operation item of hardware and each door, to ensure proper operation or function of every unit (in this contract). Replace units which cannot be adjusted to operate freely and smoothly as intended for the application made.

Final inspection and adjustments shall be made prior to acceptance in the presence of a University Official. Units which cannot be adjusted to operate freely and as designed shall be replaced by the contractor at his expense.

**DOOR AND HARDWARE SCHEDULE**

**HARDWARE SET FOR ENTRANCE DOORS TO RESIDENT'S ROOMS (approximately 90 DOORS)**  
**SGL DRS, SIZE AND THICKNESS TO MATCH EXISTING FRAMES**  
**EACH TO RECEIVE:**

- 1ea. Door (Marshfield Signature Series particle-board core, flush, plastic laminate clad) to fit existing frames and prepared for lock sets.  
Hager square corner, stainless steel, ball bearing, butt, hinges, and sized to fit existing frame mortises and door size and weight.
- 1ea. Privacy, lever type, stainless steel lock set. Lock set must work with existing frame. BEST 73KC7AB15DS3626 Strike must work with existing frame and lock specified or modified (with University approval).
- 1ea. Overhead Closer - Dorma or equal designed and constructed for door type and use.

**HARDWARE SET FOR DOORS FROM ROOMS TO BATHROOMS (approximately 89 DOORS)**  
**SGL DRS, SIZE AND THICKNESS TO MATCH EXISTING FRAMES**  
**EACH TO RECEIVE:**

- RECEIVE:
- 1ea. Door (Marshfield Signature Series particle-board core, flush, plastic laminate clad) to fit existing frames and prepared for lock sets.  
Hager square corner, stainless steel, ball bearing, butt, hinges, and sized to fit existing frame mortises and door size and weight.
  - 1ea. Privacy, stainless steel lock set 73KCOL15DS3626. Strike must work with existing frame and lock specified or modified (with University approval).
  - 1ea. Each bathroom door shall receive a door bolt, Falcon, D200 Series, Grade 2, D271(or equivalent), backset and finish to match 73KC series privacy locks. Installed at location to match mortise in frame.

**HARDWARE SET FOR MULTI-USE ROOMS 302, 304-A, 305-A, 305-B, 319-A, 328-C, 341-A, 341-B, 341-C, 361-C, 369-A, 388-A, 388-B, 389**  
**SINGLE DOOR, SIZED TO FIT EXISTING OPENING**  
**EACH PAIR RECEIVE:**

- 1ea. Door (Marshfield Signature Series particle-board core, flush, plastic laminate clad) to fit existing frames and prepared for lock sets.  
Hager square corner, stainless steel, ball bearing, butt, hinges, and sized to fit existing frame mortises and door size and weight.

- 1ea. Privacy, lever type, stainless steel lock set. Lock set must work with existing frame. BEST 73KC7AB15DS3626 Strike must work with existing frame and lock specified or modified (with University approval).
- 1ea. Overhead Closer - Dorma or equal designed and constructed for door type and use.

### **CABINETS**

Cabinets shall be constructed with solid wood stock or wood veneer plywood. Face framing shall be tight grained hardwood. Doors shall be paint grade birch, veneer plywood with hardwood edge banding. Each cabinet shall have one adjustable shelf constructed of veneer plywood. Cabinet doors shall have European Type 170 degree opening, self closing hinges.

Cabinets doors shall have pad lock eyes for use with resident furnished pad locks.

All wood used in cabinet work shall be either solid wood (trim, nailers, cabinets, shelving, etc) or tight grained plywood such as paint grade birch and B grade or better stock. No particle board or plastic moldings shall be used (except for cultured marble).

No plywood edges shall be exposed to view.

### **CULTURED MARBLE**

The new wood vanity shall receive a new cultured marble counter top with two molded 18" sinks.

Contractor shall present, at no extra cost to the University, an option to include cultured marble slash pieces at the back and sides of the counter tops, or to install a ceramic tile decorative cove edge treatment at those locations.

Cultured Marble shall contain 24-26% resin, 74-76% Calcium Carbonate (Limestone), Catalyst, pigment, and Gel-coat Finish.

Color shall be selected by University representative.

Panels and pieces shall be adhered with Type I Mastic.

### **CERAMIC TILE**

Ceramic tile work is not included in this contract however this contractor shall complete his work in a method that allows the ceramic tile contractor to follow him in an organized fashion. This contractor shall complete areas or sections of the building so as to allow the ceramic tile contractor to have blocks of rooms in which to work while others are being completed.

### **FLOOR COVERING**

All floor work included in this contract is covered under the Ceramic Tile specifications. No floor work in other areas shall be a part of this contract.

**General Contractor shall protect floors and prevent paint, sheet rock mud or other materials from accumulating or damaging the floors.**

**General Contractor shall remove all construction related debris, sweep and mop (and scrape if necessary) all floors throughout the second floor. The tile contractor shall be required to clean up areas related to his work after his work is done.**

#### **SUSPENDED CEILINGS**

Suspended ceilings are not included in this contract.

**General Contractor shall not do anything that will hinder the suspended ceiling system installation.**

#### **BATHROOM ACCESSORIES**

A toilet paper dispenser for each 3<sup>rd</sup> floor toilet location will be furnished by the University for installation by the contractor. The University shall furnish the height and location for the installation.

At room 302, in addition to the toilet paper dispenser, a paper towel dispenser and a soap dispenser will be furnished by the University for installation by the contractor.

#### **PLUMBING**

**Plumbing** installation shall be **by others** but will impact this contractor in the installation of new stud walls, plumbing rough-in, vanities, etc, and **shall be coordinated by this contractor**.

This contractor shall meet with the plumbing contractor to establish contacts and discuss the project schedule and how the work will be coordinated.

General contractor shall provide blocking or other supports for the proper installation of plumbing piping and fixtures.

**SCREW TYPE DRAIN PLUGS HAVE BEEN INSTALLED IN ALL TOILET AND SHOWER DRAINS AND IN VANITY DRAINS. CONTRACTOR SHALL ENSURE THAT THEY REMAIN IN PLACE THROUGHOUT THE COURSE OF THE CONSTRUCTION AND SHALL NOT BE REMOVED FOR ANY REASON BY THIS CONTRACTOR. AFTER CONSTRUCTION IS COMPLETE THE UNIVERSITY MAY CHOOSE TO RUN CAMERAS IN THE DRAIN LINES OF THE SECOND FLOOR TO CHECK FOR CONSTRUCTION RELATED DEBRIS. IF DEBRIS IS FOUND IN DRAIN LINES THE COST OF THE CAMERA WORK AND THE COST OF REPAIRS TO REMOVE THE DEBRIS WILL BE PASSED ON TO THE CONTRACTOR.**

#### **ELECTRICAL**

**Electrical work by others shall be coordinated by this contractor.** Electricians may need to relocate existing junction boxes to above the new ceiling location and provide drops to new light fixtures in rooms and above the shower and in the bathrooms above the vanities.

Relocation of receptacles, junction boxes, etc and associated piping which will be in the way of construction will need to be coordinated by this contractor with the Electrical Contractor (NIC).

This contractor shall meet with the electrical contractor to establish contacts and discuss the project schedule and how the work will be coordinated.

This contractor shall not do any construction that prevents the electrical contractor from performing his work.

Relocation of receptacles, junction boxes, etc and associated piping which will be in the way of construction will need to be coordinated by this contractor with the Electrical Contractor (NIC).

**Work required to relocate receptacles such as tear out shall be by the general contractor.**

### **HVAC**

There shall be no HVAC work included in this contract.

**Contractor and his/her employees are not to tamper with air conditioning supply units. If any air conditioning supply unit is tampered with, propped open, parts removed, etc, the general contractor shall be charged \$200.00 per incident, even if no damage was done to the unit.**

### **WINDOWS**

Contractor shall replace all cracked, broken, or missing glass in all doors and exterior windows located on the second floor.

If the Contractor determines he/she is unable to replace missing or broken glass in existing frames then he/she shall include in the bid a cost for replacement of missing, broken, or previously modified windows with fixed glass in existing or new (if necessary) aluminum frames.

All existing aluminum window frames, glass, etc. shall be physically cleaned to remove dirt, corrosion, tape, foil, poorly installed (even if installed previously) putty, caulk, etc. and the glass shall be left clean of any dirt, grease, mold, mildew, finger prints, etc .

### **Add Alternate 1...Painting**

#### **PAINTING**

**Contractor and his/her employees are not to tamper with air conditioning supply units. If any air conditioning supply unit is tampered with, propped open, parts removed, etc, the general contractor shall be charged \$200.00 per incident, even if no damage was done to the unit.**

### **COORDINATION OF WORK**

Contractor shall be required to coordinate his work with the work of other trades. As drywall finishing and wall patching is completed painting shall begin to allow for the ceiling contractor to install suspended ceilings and electricians (not in this contract) to install lighting.

Contractor shall paint hall ways first and progress with painting so that rooms are finished in an orderly fashion to allow for ceilings and floor covering to be installed as the painting of each room is completed.

The paint contractor shall cooperate with other trades and the University in completing areas of work as necessary to enable the work of other trades to progress. For example the painters may need to paint door frames to allow for the installation of doors, or to paint cabinets to allow for the installation of counter tops.

#### **PREPARATION**

Contractor shall remove applied headboards, intercom speakers, nails, screws, wallpaper, and anything attached to walls which would prevent a final like-new condition once the project is complete.

Hole patching is required under the painting section.

Contractor shall remove nails, screws, wallpaper, and anything attached to walls which would prevent a final like-new condition once the project is complete.

#### **GENERAL INSTRUCTIONS**

Contractor shall paint all new and previously painted surfaces including but not limited to walls, door frames, A/C room grilles, bathroom vanity, cabinet doors and frames, cabinet interiors (two coats of a natural finish).

Contractor shall furnish all paint, supplies and labor to prepare all surfaces to be painted, prime as recommended by paint manufacturer and apply two top coats of paint throughout the Conference Center second floor.

Contractor shall properly dispose of all trash, debris, etc. to avoid excess fumes and to prevent a possible combustible situation and leave the work area broom clean.

Paint contractor shall finish walls prior to flooring installation(NIC) and will be responsible for any touch-up-painting after the work of other trades (electrical, ceiling, floor covering, etc ) has been completed. The University will produce a punch list to be completed before final acceptance. Some rooms may need to be completely finished before others to allow for University usage of those rooms for furniture storage. The University will work with the contractor to identify those rooms as far in advance as possible.

#### **PAINT COLORS**

Contractor shall furnish a full range of manufacturer's available colors for selection by the University prior to ordering any materials. The owner shall review submittals and respond within one week. Colors are indicated in these specifications for selected paint brands.

Primer shall be Sherwin Williams, Hi-build.

All walls shall receive a sand textured paint. This paint shall be Sherwin Williams, Ultra-crete, water base, fine A44W801. It shall be applied with a roller (as per manufacturer instructions) so as to produce a uniform sand textured finish without drips, runs or roller marks.

Paint shall be Super Paint Satin finish. Colors are as listed. Walls shall be Sherwin Williams "Sand Trap" SW 6066. Door frames throughout the second floor shall be Sherwin Williams "Polished Mahogany" SW 2838.

**PAINTING PREP AND APPLICATION**

**All surfaces** to receive paint shall be properly prepared by removing nails, screws, anchors, and by scraping, patching, sanding, caulking, etc. to remove all holes, scratches, and blemishes and to fill all cracks, dents, etc, to provide a smooth, uniform surface, ready, according to paint manufacturer's requirements for paint application.

All new drywall shall be taped, floated and skim coated prior to painting.

Primer shall be applied to all surfaces to receive paint unless it is not recommended by the paint manufacturer and a manufacturer's representative who has visited the site and seen the surfaces to be painted. The University will require a written statement indicating so from the Manufacturer's representative on their letterhead stationary.

Ceiling heights will be approximately 8' AFF.

Priming shall be required for all new wood, drywall, and all materials to be painted for which the paint manufacturer recommends priming.

All surfaces to receive paint shall receive a minimum of a primer as required and at least two top coats of the finish paint.

Hall walls shall be properly patched, floated (where necessary) and prepared to receive paint from floor to ceiling. At areas where vinyl wall covering was removed should be skim coated, prior to priming.

Drywall walls and wall patches (old air transfer grille locations) shall be taped, floated skim coated and finished to match other wall finishes.

Door frames shall be prepared so that old paint is removed or sanded smooth and primed in such a way that new paint finishes will properly adhere and to produce a slick, smooth finish.

Contractor shall box paint to prevent color variations.

Prior to acceptance the Contractor shall remove all paint from areas and surfaces not intended to receive paint.

Painters shall use drop clothes or other means to prevent paint from being applied to floors, windows, cultured marble, door hardware, etc.

**All new or previously painted surfaces are to be painted, which shall include but are not limited to, drywall and plaster walls, trim, door frames, elevator doors and frames, etc throughout the second floor. Painting of stair well doors is a part of this contract.**

## LOUISIANA UNIFORM PUBLIC WORK BID FORM

TO: University of Louisiana at Lafayette  
Purchasing Office, Martin Hall Room 123  
104 University Circle  
PO Box 40197  
Lafayette, LA 70504  
(Owner to provide name and address of owner)

BID FOR: Repairs to Conference Center 2<sup>nd</sup> Floor

(Owner to provide name of project and other identifying information)

The undersigned bidder hereby declares and represents that she/he: a) has carefully examined and understands the Bidding Documents, b) has not received, relied on, or based his bid on any verbal instructions contrary to the Bidding Documents or any addenda, c) has personally inspected and is familiar with the project site, and hereby proposes to provide all labor, materials, tools, appliances and facilities as required to perform, in a workmanlike manner, all work and services for the construction and completion of the referenced project, all in strict accordance with the Bidding Documents prepared by:

University of Louisiana at Lafayette and dated: May 2010.  
(Owner to provide name of entity preparing bidding documents.)

Bidder must acknowledge all addenda. The Bidder acknowledges receipt of the following ADDENDA: (Enter the number the Designer has assigned to each of the addenda that the Bidder is acknowledging)

TOTAL BASE BID: For all work required by the Bidding Documents (including any and all unit prices designated "Base Bid" but not alternates) the sum of:

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

ALTERNATES: For any and all work required by the Bidding Documents for Alternates including any and all unit prices designated as alternates in the unit price description.

Alternate No. 1 (Owner to provide description of alternate and state whether add or deduct) for the lump sum of:

ADD - Painting \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

Alternate No. 2 (Owner to provide description of alternate and state whether add or deduct) for the lump sum of:

N/A \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

Alternate No. 3 (Owner to provide description of alternate and state whether add or deduct) for the lump sum of:

N/A \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

NAME OF BIDDER: \_\_\_\_\_

ADDRESS OF BIDDER: \_\_\_\_\_

LOUISIANA CONTRACTOR'S LICENSE NUMBER: \_\_\_\_\_

NAME OF AUTHORIZED SIGNATORY OF BIDDER: \_\_\_\_\_

TITLE OF AUTHORIZED SIGNATORY OF BIDDER: \_\_\_\_\_

SIGNATURE OF AUTHORIZED SIGNATORY OF BIDDER\*\*: \_\_\_\_\_

DATE: \_\_\_\_\_

\* The Unit Price Form shall be used if the contract includes unit prices. Otherwise, it is not required and need not be included with the form. The number of unit prices that may be included is not limited and additional sheets may be included if needed.

\*\* If someone other than a corporate officer signs for the Bidder/Contractor, a copy of a corporate resolution or other signature authorization shall be required for submission of bid. Failure to include a copy of the appropriate signature authorization, if required, may result in the rejection of the bid unless bidder has complied with La. R.S. 38:2212(A)(1)(c) or RS 38:2212(0).

**BID SECURITY** in the form of a bid bond, certified check or cashier's check as prescribed by LA RS 38:2218.A is attached to and made a part of this bid.